

AMENDED 113749591

OAKWOOD HILLS

THIS PLAT HAS BEEN AMENDED:
SEE O.R. BOOK 22692 on 606 THIS PLAT HAS BEEN AMENDED
SEE O.R. BOOK 13121 on 323

A RESUBDIVISION OF A PORTION OF LIBERIA (1-34 B.C.R.) AND A RESUBDIVISION OF A PORTION OF NEW LIBERIA (6-43 B.C.R.)
SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

BERRY, CALVIN, BROOME & FARINA - ENGINEERS & SURVEYORS - HOLLYWOOD, FLORIDA

THIS PLAT HAS BEEN AMENDED!
SEE O.R. BOOK 24145 PG 989

THIS PLAT HAS BEEN AMENDED!
SEE O.R. BOOK 26914 PG 319

DESCRIPTION:

A portion of "LIBERIA", as recorded in Plat Book 1, page 34, and a portion of "NEW LIBERIA", as recorded in Plat Book 6, page 43, both of the public records of Broward County, Florida, also being a portion of Section 4, Township 51 South, Range 42 East, Broward County, Florida, described as follows:

Commencing at the South 1/4 corner of said Section 4, run on an assumed bearing of 388°33'19"W. along the south line of section 4 a distance of 1400.75 feet; thence, N. 6°21'05"E. 668.55 feet to the Point of Beginning; thence, continue N. 6°21'05"E. 1993.14 feet; thence, N. 88°32'24"E. 960.10 feet; thence, S. 11°34'01"W. 2025.60 feet; thence, S. 88°27'11"W. 774.41 feet to the Point of Beginning; AND

Commencing at said south 1/4 corner of section 4, run 388°33'19"W. along the south line of section 4 a distance of 596.05 feet; thence, N. 11°21'00"E. 51.27 feet to the Point of Beginning; thence, continue N. 11°21'00"E. 55.72 feet to a point on the south line of Lot 10, Block 72, of said "NEW LIBERIA"; thence, S. 78°39'00"E. along said south line and along an extension of said south line 96.46 feet to the centerline of New York Avenue as shown on said "NEW LIBERIA"; thence, N. 11°21'00"E. along said centerline 40 feet; thence, N. 78°39'00"W. along the north line and an extension of said north line of said Lot 10 a distance of 96.46 feet; thence, N. 11°21'00"E. 209.83 feet; thence, N. 19°03'30"E. 312.57 feet; thence, N. 11°34'01"E. 2002.55 feet; thence, N. 30°07'00"E. 866.10 feet; thence, N. 88°00'59"E. 151.15 feet; thence, S. 14°48'04"E. 667.74 feet; thence, S. 14°58'E. 338 feet; thence, S. 88°08'59"W. 364.95 feet; thence, S. 11°34'01"W. 1190.63 feet; thence, S. 7°50'52"W. 200.42 feet; thence, S. 4°07'58"E. 265.41 feet; thence, N. 88°34'37"E. 850 feet; thence, S. 83°14'03"E. 184.41 feet; thence, N. 14°15'58"W. 120 feet; thence, N. 88°08'59"E. 275 feet to the west right-of-way line of N. 24th Avenue; thence, S. 14°15'58"E. along said west right-of-way line 720.63 feet to a point of curvature; thence, on a 25 foot radius curve to the right, through a central angle of 90°22'35", an arc distance of 39.43 feet to a point of tangency; thence, S. 88°34'37"W. parallel with and 50 feet North of the south line of said Section 4 a distance of 612.64 feet to the centerline of Oak Avenue as shown on said "LIBERIA"; thence, N. 14°15'58"W. along said centerline 84.95 feet; thence, S. 88°22'12"W. parallel with and 7 feet North of the north line of Lots 12 and 3, Block 42, of "LIBERIA" 158 feet; thence, S. 14°15'58"E. along the west line and along an extension of said west line of said Lot 3 a distance of 84.38 feet; thence, S. 88°34'37"W. 240 feet to the east line of Lot 10 of said Block 42; thence, N. 14°15'58"W. along said east line and along an extension of said east line 83.51 feet; thence, S. 88°22'12"W. parallel with and 7 feet North of said Lot 10 a distance of 40 feet; thence, S. 14°15'58"E. along the west line and along an extension of said west line of Lot 10 a distance of 83.36 feet; thence, S. 88°34'37"W. 80 feet to the east line of Lot 13 of said Block 42; thence, N. 14°15'58"W. along said east line and along an extension of said east line 83.07 feet; thence, S. 88°22'12"W. parallel with and 7 feet North of Lots 13 and 14 of said Block 42 a distance of 80 feet; thence, S. 14°15'58"E. along the west line and along an extension of said west line of Lot 14 a distance of 82.79 feet; thence, S. 88°34'37"W. 77.01 feet to a point on the east line of the NW 1/4 of said section 4; thence, S. 88°33'19"W. on a line 50 feet North of and parallel with the south line of section 4 a distance of 584.37 feet to the Point of Beginning.

Said lands containing 88.3838 acres (3, 850, 003 sq. ft.), more or less.

BROWARD COUNTY PLANNING COUNCIL:

This is to certify that the Broward County Planning Council approved this plat with regard to dedication of rights-of-way for thoroughfares by resolution, duly adopted this 23rd day of March, 1984.

By: John Stuman
Chairman

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT COUNTY RECORDS DIVISION-RECORDING SECTION:

This instrument was filed for record this 23rd day of August 1984, and recorded in Plat Book 100, Page 45, record verified.

Attest: F.T. Johnson
County Administrator

By: Carole C. Doyle
Deputy

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT COUNTY RECORDS DIVISION-MINUTES SECTION:

This is to certify that this plat complies with the provisions of Chapter 177, Florida Statutes, and was accepted for record by the Board of Commissioners of Broward County, Florida this 11th day of May, 1984.

Attest: F.T. Johnson
County Administrator

By: Meredith V. Carranough
Deputy
By: Dick E. Grossman
Chairman-County Commission

BROWARD COUNTY ENGINEERING DIVISION:

This plat is approved and accepted for record.

By: George A. Edwards, Jr. August 21, 1984
GEORGE A. EDWARDS, JR. Date
FLA. P.E. REG. NO. 9040

SURVEYOR'S CERTIFICATE:

I, Maurice E. Berry II, hereby certify that this plat complies with all of the requirements of Chapter 177, Florida Statutes, and that it is a true and correct representation of a recent survey made under my direction.

The P.R.M.'s have been set where indicated and the R.C.R.'s will be set within one year after the recording of this plat.

All survey information shown on this plat meets the minimum technical standards set forth in Rule 21H4-10, adopted by the Florida Board of Land Surveyors pursuant to Florida Statutes, Chapter 472.027. Benchmarks are set in conformity with 3rd order accuracy.

Dated at Hollywood, Broward County, Florida, this 7th day of February, 1984.

By: Maurice E. Berry II
Maurice E. Berry II
Registered Land Surveyor No. 1122
State of Florida

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: That HOLLYWOOD, INC., A FLORIDA CORPORATION, is the owner in fee simple of the lands shown and described hereon and has caused the said lands to be subdivided and platted in the manner shown hereon and to be known as OAKWOOD HILLS, a resubdivision of a portion of LIBERIA (1-34 B.C.R.) and a portion of New Liberia (6-43 B.C.R.), Section 4, Township 51 South, Range 42 East, City of Hollywood, Broward County, Florida.

All thoroughfares and easements shown on this plat are hereby dedicated to the perpetual use of the public for proper purposes.

In witness whereof, HOLLYWOOD, INC., A FLORIDA CORPORATION, has caused these presents to be signed by its officers and the corporate seal affixed thereto this 21 day of December, A.D., 1983.

Witness: Dawn C. Johnson
As to both

Bernard T. Budd
Bernard T. Budd Executive vice-President

Witness: Dennis Lindero
As to both

Stanley M. Beckerman
Stanley M. Beckerman Secretary

Acknowledgement:

State of Florida } ss I Hereby Certify: that on this day personally appeared before me
County of Broward } Bernard T. Budd and Stanley M. Beckerman, executive vice-president and secretary, respectively of HOLLYWOOD, INC., A FLORIDA CORPORATION, to me well known to be the persons described in and who executed the foregoing plat and instrument of dedication and severally acknowledged the execution thereof to be their free act and deed as such officers and that they affixed thereto the official seal of said corporation, and that said instrument is the act and deed of said corporation.

Witness My Signature and Official Seal at Hollywood, Broward County, Florida, this 21 day of December, A.D., 1983.

My Commission expires _____

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES OCT 20, 1989
BROWARD COUNTY GENERAL REG. NO.

Cathy J. Silva
NOTARY PUBLIC State of Florida

CITY PLANNING BOARD:

This is to certify that the Planning Board of the City of Hollywood, Broward County, Florida, has approved and accepted the attached plat.

Date: 7-28-83 By: Richard L. Derington
Director

CITY COMMISSION:

This is to certify that this plat was approved and accepted by the City of Hollywood, Broward County, Florida, by Resolution R-83-115 adopted this 29th day of June, 1983, and that by said Resolution all thoroughfares and Parks shown on this plat were accepted in the name of said city and all previous plats of this land are cancelled and superceded.

Attest: Richard L. Derington
City Clerk

Approved: David L. Keating
Mayor

Approved: Marshall Bergacher
City Engineer

OR 1960 PG 132

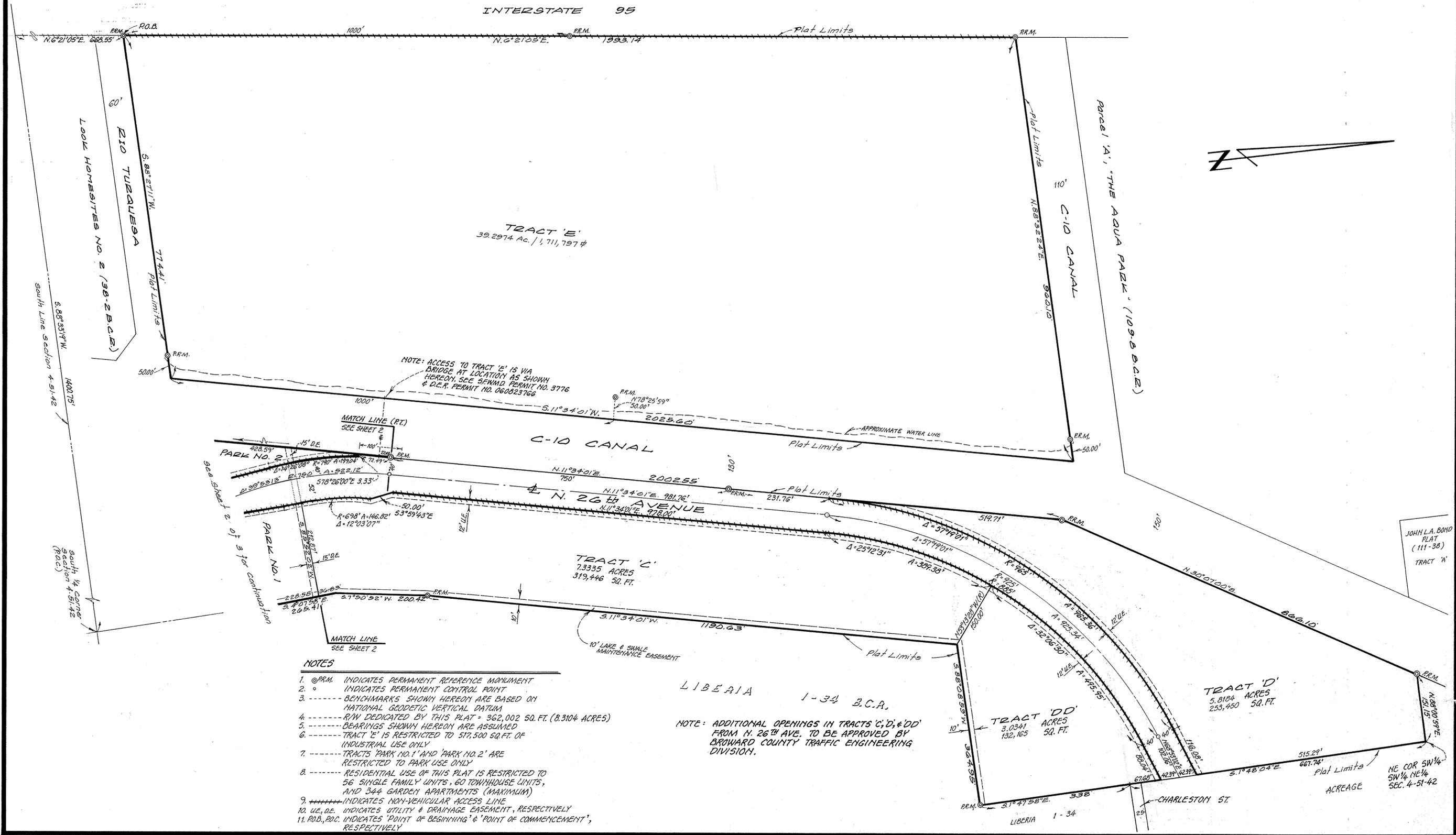


OAKWOOD HILLS

A RESUBDIVISION OF A PORTION OF LIBERIA (1-34 B.C.E.) AND A RESUBDIVISION OF A PORTION OF NEW LIBERIA (6-43 B.C.E.)
SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

SCALE: 1" = 100'

BERRY, GALVIN, BROOME & FABINA - ENGINEERS & SURVEYORS - HOLLYWOOD, FLORIDA



TRACT 'E'
39.2974 Ac. / 1,711,797 sq. ft.

C-10 CANAL

TRACT 'C'
7.3335 ACRES
319,446 SQ. FT.

TRACT 'D'
5.8184 ACRES
253,450 SQ. FT.

TRACT 'DD'
3.0341 ACRES
132,165 SQ. FT.

- NOTES**
1. PRM INDICATES PERMANENT REFERENCE MONUMENT
 2. PCP INDICATES PERMANENT CONTROL POINT
 3. BENCHMARKS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM
 4. PARK DEDICATED BY THIS PLAT - 362,002 SQ. FT. (8.3104 ACRES)
 5. BEARINGS SHOWN HEREON ARE ASSUMED
 6. TRACT 'E' IS RESTRICTED TO 577,500 SQ. FT. OF INDUSTRIAL USE ONLY
 7. TRACTS 'PARK NO. 1' AND 'PARK NO. 2' ARE RESTRICTED TO PARK USE ONLY
 8. RESIDENTIAL USE OF THIS PLAT IS RESTRICTED TO 56 SINGLE FAMILY UNITS, 60 TOWNHOUSE UNITS, AND 344 GARDEN APARTMENTS (MAXIMUM)
 9. DASHED LINE INDICATES NON-VEHICULAR ACCESS LINE
 10. U.E., D.E. INDICATES UTILITY & DRAINAGE EASEMENT, RESPECTIVELY
 11. P.O.B., P.O.C. INDICATES 'POINT OF BEGINNING' & 'POINT OF COMMENCEMENT', RESPECTIVELY

LIBERIA 1-34 B.C.A.

NOTE: ADDITIONAL OPENINGS IN TRACTS 'C', 'D', & 'DD' FROM N. 26th AVE. TO BE APPROVED BY BROWARD COUNTY TRAFFIC ENGINEERING DIVISION.

JOHN L.A. BOND
PLAT (111-38)
TRACT 'A'

NE COR SW 1/4
SW 1/4 NE 1/4
SEC. 4-51-42